

085.0

0003

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

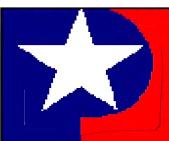
781,700 / 781,700

USE VALUE:

781,700 / 781,700

ASSESSED:

781,700 / 781,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LIVSON SIMON & ANNA

Owner 2:

Owner 3:

Street 1: 57 CRESCENT HILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1988, having primarily Vinyl Exterior and 1696 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								6000.000		361,700				420,000		781,700						154282	
																		GIS Ref					
																		GIS Ref					
																		Insp Date					
																		08/30/18					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	361,700	0	6,000.	420,000	781,700		Year end	12/23/2021
2021	101	FV	351,600	0	6,000.	420,000	771,600		Year End Roll	12/10/2020
2020	101	FV	351,600	0	6,000.	420,000	771,600	771,600	Year End Roll	12/18/2019
2019	101	FV	270,300	0	6,000.	414,000	684,300	684,300	Year End Roll	1/3/2019
2018	101	FV	270,300	0	6,000.	318,000	588,300	588,300	Year End Roll	12/20/2017
2017	101	FV	270,300	0	6,000.	300,000	570,300	570,300	Year End Roll	1/3/2017
2016	101	FV	270,300	0	6,000.	276,000	546,300	546,300	Year End	1/4/2016
2015	101	FV	265,500	0	6,000.	258,000	523,500	523,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19454-209		11/1/1988		262,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/30/2018		MEAS&NOTICE							BS		Barbara S	
12/4/2008		Meas/Inspect							163		PATRIOT	
4/29/2000		Inspected							243		PATRIOT	
1/20/2000		Measured							276		PATRIOT	
8/5/1993									TH			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

Type:	05 - Garrison	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average	PDAS.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 2	HB: 1

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	1	Rating: Average

WSFlue:		Rating:
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CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	1	6	3	

RES BREAKDOWN**GENERAL INFORMATION****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1988
Eff Yr Blt:	
Alt LUC:	
Alt %:	

Jurisdct:	
Fact:	.

Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood

Sec Floors:	
Bsmt Flr:	12 - Concrete

Subfloor:	
Bsmt Gar:	1

Electric:	3 - Typical
Insulation:	2 - Typical

Int vs Ext:	S
Heat Fuel:	2 - Gas

# Heat Sys:	1
% Heated:	100

% AC:	
Solar HW:	NO

Central Vac:	NO
% Sprinkled:	

CALC SUMMARY**COMPARABLE SALES****DEPRECIATION****NET AVAILABILITY****NET AVAILABILITY**